

43-78

PK 7168PG113

TRANSFER
TAX
PAID

WARRANTY DEED

038171

Percy B. Smith, Jr. and Garth B. Smith of Waterville, Maine for consideration paid, grant to

Laurie L. Dyer of Augusta, County of Kennebec, State of Maine, whose mailing address is
70-13 Glenridge Drive, Augusta, Maine.

with **WARRANTY COVENANTS**

a certain lot or parcel of land, together with any buildings thereon, situated in Waterville, County
of Kennebec, State of Maine, bounded and described as follows:

(SEE EXHIBIT A ATTACHED HERETO)

IN WITNESS WHEREOF, the Grantor(s) have set their hand(s) and seal(s) this 26th day of
November, 2002.

Donald E. Guild
Witness

Percy B. Smith, Jr.
Percy B. Smith, Jr.

G. B. Smith
Witness

Garth B. Smith
Garth B. Smith

State of Maine
County of Kennebec, ss.

November 26, 2002

Then personally appeared the above-named Percy B. Smith, Jr. and Garth B. Smith and
acknowledged the foregoing to be their free act and deed.

Before me,

Donald E. Guild
Name:
Notary Public/Attorney-at-Law
Commission expires:

DONALD E. GUILD
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MAY 5, 2003



P. B. Smith

43-78

BK 7168 PG 114

EXHIBIT A

A certain lot or parcel of land with the buildings thereon thereon situate in Waterville and being the remaining part of Lot No. 67 on Plan of Rosemar Park as amended made for L.N. Violette Co. Inc., April 1951, and recorded in the Kennebec County Registry of Deeds to which plan reference is hereby made for a more particular description and being a part of the same premises conveyed to the late Louis N. Violette by Lois E. Mann, et al., by deed of December 11, 1948, recorded in the Kennebec country Registry of Deeds Book 865 Page 131 and more particularly bounded and described as follows, to wit;

Northerly sixty five (65) feet by part of Lot No. 90; easterly by Lot No. 68 which was conveyed to Lois Simon, et al.; southerly sixty five (65) feet by Violette Avenue; and westerly by land now or formerly of Robert E. Petty and Leon J. Guerette, being the easterly line of a five foot strip conveyed by Raoul H. Violette, Trustee, to Robert E. Perry and Leon J. Guerette.

This conveyance is made upon the express conditions and subject to the following restrictions:

- (1) That no building, or any part of a building, including porches shall ever be erected or allowed to stand upon said lot within twenty five (25) feet of Violette Avenue, or within five (5) feet of either the east or west boundary line;
- (2) That no residences for more than two families will be built thereon;
- (3) That no trade or business will be carried on thereon;
- (4) That the lot will not be used for the storage of any new or second hand goods, automobiles, machines, junk or salvage material of any kind;
- (5) That no separate garage shall be built thereon larger than twenty (20) feet by twenty (20) feet, two car, and that the front of said garage shall not be nearer to Violette Avenue than thirty five (35) feet;
- (6) That no dwelling house costing less than Six Thousand Dollars (\$6,000.) shall be built thereon.

Being the same premises described in a deed from Wilamena Smith to Percy B. Smith, Jr. and Garth B. Smith, dated May 13, 1991, and recorded in the Kennebec County Registry of Deeds in Book 3911 Page 214. Wilamena Smith died on February 26, 2002 terminating the life estate reserved in said deed.

0MT-15378

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2002 DEC -2 PM 1:27

ATTEST: *Buffy B. Smith*
REGISTER OF DEEDS